



**MINUTES
SCOTTSDALE PLANNING COMMISSION
KIVA – CITY HALL
3939 N. DRINKWATER BOULEVARD
FEBRUARY 23, 2005**

PRESENT: David Gulino, Chairman
David Barnett, Commissioner
James Heitel, Commissioner
Steven Steinke, Commissioner

ABSENT: Steve Steinberg, Vice Chairman
Eric Hess, Commissioner
Jeffrey Schwartz, Commissioner

STAFF: Donna Bronski
Tim Curtis
Kurt Jones
Al Ward

CALL TO ORDER

The regular meeting of the Scottsdale Planning Commission was called to order by Chairman Gulino at 5:00 p.m.

ROLL CALL

A formal roll call confirmed members present as stated above.

MINUTES APPROVAL

February 9, 2005

APPROVED

COMMISSIONER STEINKE MADE A MOTION TO APPROVE THE FEBRUARY 23, 2005 MINUTES AS PRESENTED. SECOND BY COMMISSIONER BARNETT.

THE MOTION PASSED BY A VOTE OF FOUR (4) TO ZERO (0).

EXPEDITED AGENDA

21-UP-2004 (Plaza Leyenda RV Storage) request by owner for conditional use permit for an unoccupied recreational vehicle storage facility on a 9.5 +/- acre parcel located at the northwest corner of Shea Blvd and 116th Street with Highway Commercial District (C-3) zoning.

(PULLED TO REGULAR AGENDA)

24-AB-2004 (Sherman Residence) request by owner to abandon 20 feet of the public right-of-way along the north side of E. Northern Avenue, 8 feet of the public utility easement and 1 foot vehicular non-access easement.

21-ZN-2004 (Horseman's Park – south of berm) request by owner to rezone from Single Family Residential, Planned Community Development, Environmentally Sensitive Lands District (R1-35 PCD ESL) to Service Residential, Planned Community Development, Environmentally Sensitive Lands District (S-R PCD ESL) on a 4.6 +/- acre parcel located at Northeast corner of McDowell Mountain Ranch Road and 98th Street.

COMMISSIONER HEITEL MOVED TO FORWARD CASES 24-AB-2004 AND 21-ZN-2004 TO THE CITY COUNCIL WITH A RECOMMENDATION FOR APPROVAL. SECOND BY COMMISSIONER STEINKE.

THE MOTION PASSED BY A VOTE OF FOUR (4) TO ZERO (0).

REGULAR AGENDA

21-UP-2004 (Plaza Leyenda RV Storage) request by owner for conditional use permit for an unoccupied recreational vehicle storage facility on a 9.5 +/- acre parcel located at the northwest corner of Shea Blvd and 116th Street with Highway Commercial District (C-3) zoning.

MR. WARD presented this case as per the project coordination packet. He reported there has been a last minute discussion and agreement between the Applicant and the landowner toward the east and northeast that resulted in a modification to the site plan. The entire facility has been moved 20 feet away from 116th Street. Staff recommends approval, subject to the attached stipulations and revised site plan.

APPROVED

COMMISSIONER BARNETT requested two changes to the stipulations: 1) require the DRB to look at hours of use. 2) DRB look at ingress and egress on 116th Street.

(CHAIRMAN GULINO OPENED PUBLIC TESTIMONY.)

ALAN KAUFMAN, 8711 E. Pinnacle Peak Road #241, representing Shea 116th LLC, stated staff is correct we have reached an agreement very late in the day with the Applicant and are very satisfied with the site plan. He further stated they have obtained the missing approvals from the Department of Energy and one of the two electric companies and have confidence we will receive the other one shortly. He concluded from our perspective we are very pleased with the agreement that has been reached and we urge you to adopt it.

(CHAIRMAN GULINO CLOSED PUBLIC TESTIMONY.)

MR. JONES requested the motion include amending the stipulation to reflect today's date and the applicant will revise the drawing before this case goes to the City Council.

COMMISSIONER BARNETT MOVED TO FORWARD CASE 21-UP-2004 TO THE CITY COUNCIL WITH A RECOMMENDATION FOR APPROVAL SUBJECT THAT IT MEETS THE USE PERMIT CRITERIA AND WITH THE FOLLOWING CHANGES TO THE STIPULATIONS:

THE DATES ARE AMENDED ON THE STIPULATION AND SITE PLAN BEFORE GOING TO THE CITY COUNCIL.

DRB REVIEW THE HOURS OF OPERATION.

DRB REVIEW THE INGRESS AND EGRESS ON 116TH STREET.

SECOND BY COMMISSIONER STEINKE.

THE MOTION PASSED BY A VOTE OF FOUR (4) TO ZERO (0).

Discussion and recommendation on Memorandum to the City Council regarding the Major General Plan Criteria.

MR. CURTIS passed out revised Memorandum to the City Council regarding the Major General Plan Criteria that has blue lines and underlines that discusses the modifications that were discussed in the study session.

(The Commission reviewed the revised letter.)

COMMISSIONER HEITEL MOVED TO APPROVE THE REVISED BLUE LINE VERSION DATED FEBRUARY 23, 2005 LETTER TO THE MAYOR AND CITY COUNCIL ON MAJOR GENERAL PLAN CRITERIA. SECOND BY COMMISSIONER BARNETT.

THE MOTION PASSED BY A VOTE OF FOUR (4) TO ZERO (0).

NON-ACTION ITEM

Update on the ASU-Scottsdale Center for New Technology and Innovation (26-ZN-2004)

COMMISSIONER BARNETT MOVED TO CONTINUE THE NON-ACTION ITEM 26-ZN-2004 TO THE MARCH 9, 2005 PLANNING COMMISSION MEETING. SECOND BY COMMISSIONER STEINKE.

THE MOTION PASSED BY A VOTE OF FOUR (4) TO ZERO (0).

ADJOURNMENT

With no further business to discuss, the regular meeting of the Scottsdale Planning Commission was adjourned at approximately 5:15 p.m.

Respectfully Submitted,

"For the Record " Court Reporters